

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Nashville-Davidson**

State: **TN**

PJ's Total HOME Allocation Received: **\$45,985,507**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 8			
% of Funds Committed	97.19 %	93.71 %	1	94.94 %	74	73	
% of Funds Disbursed	82.47 %	83.89 %	7	84.35 %	25	30	
Leveraging Ratio for Rental Activities	1.42	1.58	3	4.59	18	21	
% of Completed Rental Disbursements to All Rental Commitments***	81.18 %	82.70 %	7	81.38 %	28	26	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.03 %	76.92 %	3	68.05 %	68	65	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	47.35 %	63.37 %	7	79.65 %	5	4	
% of 0-30% AMI Renters to All Renters***	30.03 %	42.38 %	7	44.76 %	24	25	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	50.53 %	68.98 %	8	94.31 %	2	2	
Overall Ranking:			In State: 8 / 8		Nationally: 8 12		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$8,538	\$13,511		\$25,245	1,322 Units	42.80 %	
Homebuyer Unit	\$12,717	\$12,227		\$14,395	1,099 Units	35.60 %	
Homeowner-Rehab Unit	\$17,829	\$24,387		\$20,186	664 Units	21.50 %	
TBRA Unit	\$75	\$10,012		\$3,142	4 Units	0.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Nashville-Davidson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$18,184	\$74,681	\$19,080
State:*	\$41,172	\$67,505	\$31,804
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	32.7	27.4	25.9	100.0
Black/African American:	62.0	67.3	73.9	0.0
Asian:	0.1	0.8	0.0	0.0
American Indian/Alaska Native:	0.4	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	1.4	0.0	0.0
Asian/Pacific Islander:	0.1	0.2	0.2	0.0

ETHNICITY:

Hispanic	3.9	2.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	40.9	28.3	49.8	0.0
2 Persons:	24.1	25.7	26.5	0.0
3 Persons:	19.6	22.9	11.0	0.0
4 Persons:	10.7	14.5	7.1	100.0
5 Persons:	3.1	5.4	4.0	0.0
6 Persons:	0.6	1.3	0.6	0.0
7 Persons:	0.1	1.1	0.8	0.0
8 or more Persons:	0.1	0.7	0.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	59.1	32.8	14.4	0.0
Elderly:	19.2	1.5	57.2	0.0
Related/Single Parent:	13.7	45.2	15.5	0.0
Related/Two Parent:	4.9	16.5	6.9	100.0
Other:	2.4	4.0	6.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	41.2	1.0 [#]
HOME TBRA:	0.3	
Other:	9.7	
No Assistance:	48.0	

of Section 504 Compliant Units / Completed Units Since 2001 106

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

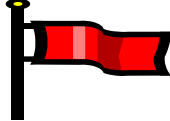
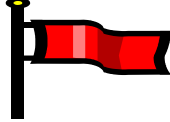
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Nashville-Davidson State: TN Group Rank: 8
 State Rank: 8 / 8 PJs (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags Overall Rank: 12
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	81.18	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	79.03	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	47.35	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	50.53	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.56	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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